Karen Johnson Davidson County
Batch# 251389 DEEDWARR
07/02/2019 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20190702-0064291

WARRANTY DEED

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
S. Ben Jumper	NEW OWNER	03100002300
(NAME)	(NAME)	
4798 Lickton Pike		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Linda F. O'Neal, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto S. Ben Jumper and Kathryn Jumper, husband and wife, hereinafter called the GRANTEE(S), and / or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot 2, Curtis Subdivision, of record in Book 5210, Page 209, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the westerly margin of Lickton Pike and being the common front corner or Lots 1 and 2; thence with a line between said two lots, North 77° 52' West 375.13 feet to an iron pin; thence North 22° 44' East 330.00 feet to an iron pin;thence South 55° 50' East 341.31 feet to an iron pin in the westerly margin of Lickton Pike; thence with the margin of Lickton Pike in a southerly direction along a curve, a distance of 196.37 feet to the point of beginning.

Being the same property conveyed to Homer L. Randolph and wife, C. Dolores Randolph by Installment Deed from Willie Mae Curtis, a single person dated December 11, 1980 and recorded as December 11, 1980, of record in Book 5689, Page 195, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C. Dolores Randolph by Quitclaim Deed from Homer L. Randolph, dated June 22, 1990 and recorded as June 28, 1990, of record in Book 8141, Page 325, Register's Office for Davidson County, Tennessee.

The said Carolyn D. Randolph died, devising subject property to Linda F. O'neal, as evidenced in File No. 11P-1094, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda F. O'neal by Executrix's Quitclaim Deed from Linda F. O'Neal, Executrix of the estate of Carolyn D. Randolph, dated December 19, 2011 and recorded as December 19, 2011, of record in Instrument 201112190099005, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4780 Lickton Pike, Whites Creek, TN 37189

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 1st day of July, 2019 .

Linda F. O'Neal

Linda F. O'Neal

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda F. O'Neal, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of July, 2019.

Notary Public:
My Commission Expires: 8/15/21

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

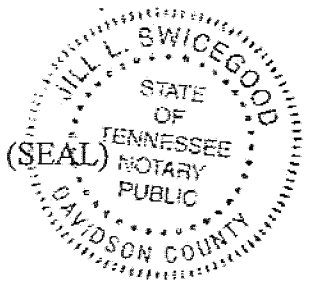
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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